



City of Seattle

Gregory J. Nickels, Mayor
Department of Planning and Development
D. M. Sugimura, Director

SHORT SUBDIVISION – REVIEW CHECK LIST AND DECISION

Application Number: 2504167
Applicant Name: Judy Hyatt
Address of Proposal: 10710 15th Avenue NE

SUMMARY OF PROPOSED ACTION

Master Use Permit to subdivide one parcel of into two parcels of land. Proposed parcel sizes are:
A) 7,733 square feet and B) 12,848 square feet.

The following approval is required:

Short Subdivision - to subdivide one existing parcel into two parcels.
(Chapter 23.24, Seattle Municipal Code).

SEPA DETERMINATION: ☒ Exempt ☐ DNS ☐ MDNS ☐ EIS
☐ DNS with conditions
☐ DNS involving non-exempt grading or demolition or
involving another agency with jurisdiction

BACKGROUND DATA

Site and Vicinity Description

Zoning: **Site:** SF7200; midblock. Existing house with parking space to north.
Surrounded by SF zoning and development
No ECAs

Street: Partially improved

Surrounding Development Typical for zones

Public Comment: 3 letters. One expressed interest in preserving the vegetative canopy and ecological value of the property. One expressed hope that development on the new site would be limited to one new single family dwelling unit. The third letter also expressed interest in preserving the trees.

ANALYSIS – SHORT SUBDIVISION

Pursuant to SMC 23.24.040, the Director shall, after conferring with appropriate officials, use the following criteria to determine whether to grant, condition, or deny a short plat:

1. *Conformance to the applicable Land Use Code provisions;*
2. *Adequacy of access for vehicles, utilities and fire protection, as provided in Section 23.53.005;*
3. *Adequacy of drainage, water supply, and sanitary sewage disposal;*
4. *Whether the public use and interests are served by permitting the proposed division of land;*
5. *Conformance to the applicable provisions of SMC Section 25.09.240, short subdivision and subdivisions in environmentally critical areas;*
6. *Is designed to maximize the retention of existing trees.*

Summary

Based on information provided by the applicant, public comments, referral comments as received as appropriate and as by 8/25/05 from DPD, Water (SPU), Fire Departments (SFD), and review by the Land Use Planner, the above cited criteria have been met subject to the conditions imposed at the end of this decision. City Light has yet to comment. Responses to zoning corrections (minor) have yet to be received. As conditioned, the lots to be created by this short subdivision will meet all minimum standards or applicable exceptions as set forth in the Land Use Code, and are consistent with applicable development standards. As conditioned, this short subdivision can be provided with vehicular access, public and private utilities and access (including emergency vehicles). Adequate provisions for drainage control, water supply and sanitary sewage disposal have been provided for each lot and service is assured, subject to standard conditions governing utility extensions. The proposal site is not located in a mapped environmentally critical area nor were any environmentally critical areas observed on site; therefore SMC 25.09.240 is not applicable. The proposed plat maximizes the retention of existing trees; an arborist's report indicates that the one possible exceptional tree on site is not an exceptional tree. The public use and interest are served by the proposal since all applicable criteria are met and the proposal creates the potential for additional housing opportunities in the City.

DECISION - SHORT SUBDIVISION

The proposed Short Subdivision is **CONDITIONALLY GRANTED**. Applicant must meet all standard recording requirements and conditions and/or requirements as attached to approval cover letter. (Please do not show conditions of approval prior to recording on the plat to be recorded.)

CONDITIONS – SHORT SUBDIVISION

Conditions of Approval Prior to Recording

The owner(s) and/or responsible party(s) shall:

1. The owner(s) and/or responsible party(s) shall comply with all applicable standard recording requirements and instructions. Unit lot language needs to be added to the proposed plat to secure zoning approval.
2. Include an easement to provide for electrical facilities and service to the proposed lots (if any) as required by Seattle City Light on the final short subdivision.

Prior to Issuance of any Building Permit

1. The owner(s) and/or responsible party(s) shall attach a copy of the recorded short subdivision to all permit application plans for any application for a permit to construct, demolish, or change use.

Non-Appealable Zoning Requirement:

The owner(s) and/or responsible party(s) shall satisfy the requirements stated on the outstanding zoning correction notice, and any other zoning issues that may arise.

Signature: _____ (signature on file) Date: September 1, 2005
Paul M. Janos, Land Use Planner
Department of Planning and Development
Land Use Services

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